

***BARNES CLOSE,  
SLEAFORD, NG34 8BF***



***£220,000***

*Located within this particularly popular and established residential area to the North of the town, a well maintained Four Bedroom Detached House set in this quiet cul-de-sac. Viewing is highly recommended to appreciate its location and the standard of accommodation available which comprises Entrance Hall, Lounge, 14'11 Dining Kitchen, Utility Room, Cloakroom, Four Bedrooms, Re-Fitted En-Suite and Family Bathroom with corner bath. Outside a drive provide parking and approaches the Integral Garage. The enclosed rear gardens are designed with low maintenance in mind and the property benefits from Gas Central Heating and Double Glazing.*

**Location:**

Sleaford is an expanding Market Town with amenities to cater for most day to day needs and facilities including excellent primary and secondary schools, swimming pool and leisure centre, vets, library and good road and rail links to surrounding areas, including Grantham with an Intercity rail connection to London Kings Cross.

**Directions:**

From our offices head North via Northgate and proceed over Galley Hill Bridge into Lincoln Road. Take the fourth turning on the left hand side into Stokes Drive and turn left again into Barnes Close. Turn left and the property is located on the left hand side as indicated by our 'For Sale' board.

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A double glazed entrance door provides access to the Hall having radiator.

**Lounge: 4.09m (13'5") x 3.51m (11'6") max**  
Having radiator and coved ceiling.

**Dining Kitchen: 4.55m (14'11") x 2.84m (9'4")**  
Having wall and base units, worktop forming central work area, tiled splashbacks, built-in oven, inset gas hob, cooker hood, 1½ bowl inset sink with monobloc tap, under stairs cupboard, radiator, tiled floor and coved ceiling.

**Utility Room: 2.84m (9'4") x 1.50m (4'11") extending to 2.51m (8'3")**  
Having worktop, combination boiler (three years old), double glazed rear entrance door, plumbing for automatic washing machine and tiled splashbacks.

**Cloakroom:**  
Having low level w.c, hand washbasin and radiator.

Stairs from the hall provide access to the **First Floor Landing** having large airing cupboard and access to the partly boarded loft with ladder and light.

**Bedroom 1: 3.66m (12'0") x 2.87m (9'5") narrowing to 2.72m (8'11")**  
Having radiator.

**En-Suite:**  
Having large separate shower cubicle with mains fed shower, low level w.c, vanity hand washbasin and chrome towel radiator.

**Bedroom 2: 4.06m (13'4") x 2.49m (8'2")**  
Having dormer window and double radiator.

**Bedroom 3: 3.30m (10'10") x 2.74m (9'0")**  
Having radiator.

**Bedroom 4: 2.92m (9'7") x 1.78m (5'10") max**  
Having radiator.

**Bathroom:**  
Being fully tiled and having corner Spa bath with mixer tap and shower attachment, pedestal hand washbasin with mixer tap, low level w.c and chrome towel radiator.



**Lounge**



**Dining Kitchen**



**Further Aspect**



**Bedroom 1**



**En-Suite**

**Outside:**

The front gardens have a lawn and block paved path together with a gravel drive providing **Parking**. This approaches the **Integral Garage** having up and over door, light and power points and a cold water tap. A gate provides access to the **West Facing Rear Garden** having a large patio, low maintenance gravelled areas, AstroTurf and a further circular patio.



GROUND FLOOR  
APPROX. FLOOR  
AREA 568 SQ.FT.  
(52.7 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 543 SQ.FT.  
(50.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1111 SQ.FT. (103.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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**Bedroom 2**



**Bedroom 3**



**Bedroom 4**



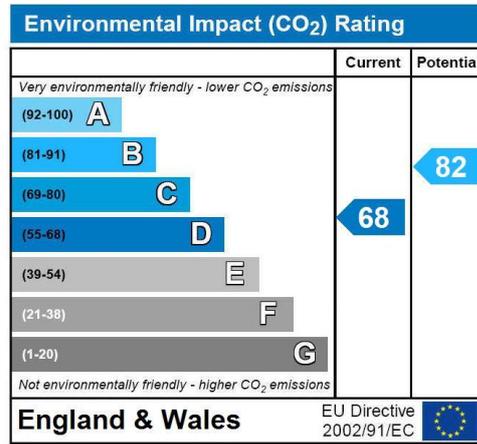
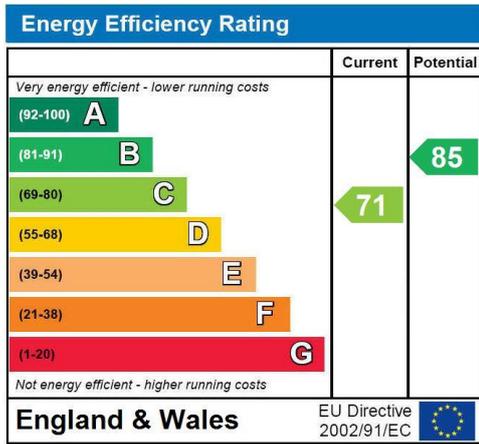
**Bathroom**



**Garden**



**Further Aspect**



**Agents Note:**

*These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.*

**Fixtures & Fittings:**

*Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.*

**Money Laundering Regulations 2003:**

*We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.*

Reference 13/7/2020

Viewing Strictly by Appointment With Mark Rice Estate Agents  
Telephone 01529 414488

A virtual tour is available to view online at [www.markrice.co.uk](http://www.markrice.co.uk)